

**CITY OF MORENO VALLEY  
NOTICE OF INTENT TO ADOPT  
MITIGATED NEGATIVE DECLARATION**

**NOTICE IS HEREBY GIVEN** that the City of Moreno Valley is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of the CEQA guidelines. A copy of the **MITIGATED NEGATIVE DECLARATION** and the **ENVIRONMENTAL CHECKLIST**, which supports the proposed findings, are on file at the City of Moreno Valley.

Project: Master Plot Plan: PEN21-0273  
Plot Plans: PEN19-0041; PEN19-0042; PEN19-0043; PEN20-0204; PEN20-0205  
Conditional Use Permits: PEN19-0044; PEN19-0045; PEN20-0203  
Tentative Tract Map No. 38621: PEN19-0039

Applicant: Danny Singh  
Owner: Northwest Moreno Prop  
Location: Northwest corner of Alessandro Boulevard and Lasselle Street, City of Moreno Valley, County of Riverside, California. Assessor's Parcel Number 479-631-010.

Proposal: A commercial center with restaurant/drive-throughs, gas station with convenience store and quick service restaurant space with drive-through, sit down restaurant, bank with drive-through, office and retail buildings, and an express car wash on an approximately 8-acre site, and Tentative Tract Map No. 38621.

Council District: 3

This Notice of Intent (NOI) has been prepared to notify agencies and interested parties that the City of Moreno Valley, as the Lead Agency, has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the requirements of the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with construction and operation of the project as described below.

Project Description: The applicant proposes five (5) Plot Plans, three (3) Conditional Use Permits, and Tentative Tract Map No. 38621 (all under Master Plot Plan PEN21-0273) for the development of an approximately 8-acre commercial center. The Proposed Project includes the following: an 8-pump gas station with a convenience store, an express car wash, and quick service restaurant space with drive-through, two fast food restaurants with drive-throughs, sit down restaurant with patio, bank building with drive-through, two office buildings, and two retail buildings, along with associated parking and landscape improvements.

The Project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Document Availability: The Initial Study/Mitigated Negative Declaration, and all documents incorporated and/or referenced therein, can be reviewed during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and Friday, 7:30 a.m. to 4:30 p.m.) at the City of Moreno Valley Planning Division counter, located at 14177 Frederick Street, Moreno Valley, CA 92553. The documents may also be reviewed on the City's website at <http://www.moreno-valley.ca.us/cdd/documents/about-projects.html>.

Potential Environmental Impacts: The City of Moreno Valley has prepared an Initial Study to determine the environmental effects associated with the above actions and finds the issuance of a Mitigated Negative Declaration is the appropriate level of environmental review. The Initial Study/Mitigated Negative Declaration concludes that all potentially significant impacts of the Project would be mitigated to a less than significant level.

Comment Deadline: Pursuant to Section 15105(b) of the CEQA Guidelines, the City has established a 30-day public review period for the Initial Study/Mitigated Negative Declaration, which begins May 10, 2023, and ends June 9, 2023. Written comments on the Initial Study/Mitigated Negative Declaration must be received at the City of Moreno Valley Community Development Department no later than the conclusion of the 30-day review period at 5:30 p.m. on June 9, 2023. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

Gabriel Diaz, Associate Planner  
14177 Frederick Street  
Post Office Box 88005  
Moreno Valley, California 92552  
Phone: (951) 413-3206  
Email: [planningnotices@moval.org](mailto:planningnotices@moval.org)

Press-Enterprise

May 10, 2023

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Sean Kelleher  
Acting Community Development Director  
Community Development Department

Newspaper

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